

CITY OF MOUNTAIN VIEW
RESOLUTION NO. 17393
SERIES 2009

A RESOLUTION APPROVING AN AMENDMENT TO THE GENERAL PLAN, INCLUDING A GENERAL PLAN LAND USE MAP AMENDMENT, TO CHANGE THE FIVE PROPERTIES LOCATED AT 100 FERGUSON DRIVE, 364 FERGUSON DRIVE, 420-430 FERGUSON DRIVE, 438-454 FERGUSON DRIVE AND 500 FERGUSON DRIVE FROM GENERAL INDUSTRIAL TO MEDIUM-HIGH DENSITY RESIDENTIAL (26 TO 35 DWELLING UNITS PER ACRE) AND A TEXT AMENDMENT TO THE MEDIUM-HIGH DENSITY RESIDENTIAL LAND USE CATEGORY

WHEREAS, on March 11, 2009, the Environmental Planning Commission held a duly noticed public hearing and thereafter forwarded its recommendations to the City Council that the General Plan Land Use Map be amended to change the area generally identified as 100 Ferguson Drive, 364 Ferguson Drive, 420-430 Ferguson Drive, 438-454 Ferguson Drive and 500 Ferguson Drive from General Industrial to Medium-High Density Residential (26 to 35 dwelling units per acre) and a text amendment to the Medium-High Density Residential land use category; and

WHEREAS, on March 24, 2009, having given notice as required by City Code Section A36.80.040, the City Council held a public hearing to consider adoption of said amendments to the General Plan; and

WHEREAS, the proposed amendment is internally consistent with the General Plan in that it places higher-density residential and mixed use near transit; increases recreational opportunities in the area with the provision of a public park; and promotes the opportunity to live and work in Mountain View. Consistent with the General Plan policies to encourage local businesses and promote a diversified economic base, the continued use, change in uses and building expansions allowed under Section 5.7 of the South Whisman Precise Plan for the existing commercial and industrial uses located at 364 Ferguson Drive and 438-454 Ferguson Drive shall be allowed under the Medium-High Density Residential (26 to 35 dwelling units per acre) General Plan Land Use Map designation of the Plan area; and

WHEREAS, the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City because it creates an opportunity to locate residential uses that are compatible with surrounding Whisman Station residential development; creates appropriate land use and height transitions from existing residential and industrial uses; creates a public street and circulation network within the development; and provides appropriate connections to the surrounding circulation network and creates buffers where necessary between adjacent industrial and residential uses; and

WHEREAS, the site is physically suitable for the requested/anticipated land use development(s) (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) because the site has multiple points of vehicular access along Ferguson Drive which increases connectivity for autos, bikes and pedestrians with adjacent development by building a new public street network; places compatible residential land uses near the existing Whisman Station residential development; and creates buffers between industrial and residential uses; and

WHEREAS, the text revision to the Medium-High Density Residential land use category is appropriate because it clarifies the allowance of the commercial/industrial building expansion allowed under the Draft South Whisman Precise Plan; and

WHEREAS, the South Whisman Precise Plan Project Environmental Impact Report determined all of the environmental impacts associated with the General Plan amendments have been avoided or reduced to a less-than-significant level through the incorporation of mitigation measures into the project, with the exception of the significant unavoidable cumulative air quality and freeway traffic impacts for which a Statement of Overriding Consideration has been adopted;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View:

1. That Council hereby finds and determines that this General Plan amendment has been reviewed and approved by the City Council; and
2. That the General Plan Land Use Map is hereby amended to change that area generally identified as 100 Ferguson Drive, 364 Ferguson Drive, 420-430 Ferguson Drive, 438-454 Ferguson Drive and 500 Ferguson Drive from General Industrial to Medium-High Density Residential (26 to 35 dwelling units per acre), as shown on Exhibit A attached hereto, which shall be on file in the Office of the City Clerk; and

3. That the General Plan is hereby amended to revise the Medium-High Density Residential land use category as defined on Page 49 of the General Plan and as more particularly described below:

"Medium-High Density Residential. This designation is intended for multiple-family housing that is consolidated to provide generous open space areas for common use. Apartments, condominiums and other similar types of uses are allowed in this category, as well as commercial and industrial uses as allowed under an applicable Precise Plan. The allowable density is 26 to 35 units per acre, and the resulting population is approximately 55 to 74 persons per acre."

TIME FOR JUDICIAL REVIEW

The time within which judicial review of this document must be sought is governed by California Code of Procedure Section 1094.6 as established by Resolution No. 13850 adopted by the City Council on August 9, 1983.

The foregoing Resolution was regularly introduced and adopted at a Special Meeting of the City Council of the City of Mountain View, duly held on the 24th day of March, 2009, by the following vote:

AYES: Councilmembers Bryant, Inks, Kasperzak, Macias, Means, Siegel
and Mayor Abe-Koga

NOES: None

ABSENT: None

NOT VOTING: None

ATTEST:

APPROVED:



ANGELITA M. SALVADOR
CITY CLERK


MARGARET ABE-KOGA
MAYOR

I do hereby certify that the foregoing resolution was passed and adopted by the City Council of the City of Mountain View at a Special Meeting held on the 24th day of March, 2009, by the foregoing vote.



City Clerk
City of Mountain View

SW/8/RESO
818-03-24-09R-E-2^